

Chapter 17.13: Residential Zoning Districts

§17.13.050. SFT, Single Family Traditional District

The SFT, Single Family Traditional, district is intended to accommodate household living in detached houses. The SFT district corresponds to the SFT land use classification of the General Plan. Explanation 17.13.050 provides examples of development patterns possible in the SFT zoning district.

A. Lot Size and Development Density

1. Minimum area for new lots: As established in Table 17.15.010, as adopted by the Planning Commission.
2. Maximum density in number of units per acre of net land area for new lots or parcels: As established in Table 17.15.010, as adopted by the Planning Commission, and not exceeding the maximum density. Maximum density may be reduced at the discretion of the Planning Commission based on the proposed subdivision design, neighborhood character, terrain, topography, sitespecific considerations, and other requirements of this Title.

Explanation 17.13.050: Development Examples, SFT Zoning District

1. On 2 acres of net land area, a maximum of 11 single family homes could be built, each on an 8,000 square foot lot, if approved by the Planning Commission.
2. On 2 acres of net land area, a maximum of 11 single family homes, each on a 6,000 square foot lot if 21,120 square feet of dedicated common open space was provided, and if approved by the Planning Commission.
3. On 3.67 acres of net land area, a planned development subdivision may be constructed with
 - a. 20 units on 5,000 square foot lots,
 - b. 60,000 square feet of usable open space – playfields, gazebo, swimming pool, for example, and other common area, such as a landscape buffer around the subdivision, medians in the main roads, or common landscaped areas, as approved by the Planning Commission.

B. Requirements for Planned Developments

1. Planned development subdivisions comprised of twenty or more dwelling units with planned development approval may be placed on parcels of not less than 5,000 square feet, provided that there is at least 3,000 square feet of usable dedicated common area open space or equivalent for each dwelling unit.
2. For dwelling units, the Planning Commission may reduce the ratio of usable open space to not less than 2,000 square feet per unit, provided that there is other common area comprising the balance of the 6,000 square feet per dwelling.

C. Site Development Considerations

1. Onsite usable open space: In conjunction with planned development standards, there shall be at least 1,386 square feet of usable open space on each lot or as a part of overall open space requirements as adopted in design review of the project. In

the SFT zoning district, there is no reduction for additional units.

2. Design review: Required for planned developments and subdivisions, but not for individual residences unless located within the Visual Sensitive Area.

D. Maximum Occupancy, Vehicle Limitation

1. One family unit or not more than three unrelated adults.

2. Family unit occupancy – Section Reserved.

3. Parking shall conform to code (Parking §17.38.080). No person shall maintain a number of vehicles in excess of available conforming parking or parking for which a right of way parking permit has been issued pursuant to the Logan Municipal Code.